

VLR 9/11/02
NJR 11/21/02

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

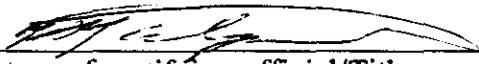
historic name Bare House and Mill
other names/site number VDHR site no. 07-0834

2. Location

street & number 157 Wilda Road (SR 652) N/A not for publication
city or town Stuarts Draft X vicinity
state Virginia code VA county Augusta code 015 zip code 24477

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant ___ nationally ___ statewide X locally. (___ See continuation sheet for additional comments.)


Signature of certifying official/Title _____ Date _____
VIRGINIA DEPARTMENT OF HISTORIC RESOURCES
State or Federal agency and bureau

In my opinion, the property ___ meets ___ does not meet the National Register criteria. (___ See continuation sheet for additional comments.)

Signature of commenting or other official/Title _____ Date _____
State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is: Signature of the Keeper Date of Action
___ entered in the National Register. _____
___ See continuation sheet.
___ determined eligible for the National Register. _____
___ See continuation sheet.
___ determined not eligible for the National Register. _____
___ removed from the National Register. _____
___ other (explain): _____

5. Classification

Ownership of Property

(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property

(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
4	0	buildings
2	0	sites
2	0	structures
0	0	objects
8	0	Total

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

Category	Subcategory
DOMESTIC	single dwelling
DOMESTIC	secondary structure
INDUSTRY	manufacturing facility
INDUSTRY	energy facility
AGRICULTURE	storage

Current Functions

(Enter categories from instructions)

Category	Subcategory
DOMESTIC	single dwelling
DOMESTIC	secondary structure
VACANT/NOT IN USE	

7. Description

Architectural Classification

(Enter categories from instructions)

Greek Revival
Italianate

Materials

(Enter categories from instructions)

foundation	Brick
walls	Brick
roof	Metal
other	Wood

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "X" in all the boxes that apply.)

Property is:

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or a grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past fifty years.

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

Period of Significance

Ca. 1800-1952

Significant Dates

Ca. 1857

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

unknown

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

10. Geographical Data

Acreage of Property approximately 15 acres

UTM References

(Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing	Zone	Easting	Northing		
	1	17	667030	4210090	3	17	667320	4209740
	2	17	667320	4210200	4	17	667140	4209700

___ See continuation sheet.

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title	<u>J. Daniel Pezzoni</u>		
organization	<u>Landmark Preservation Associates</u>	date	<u>June 25, 2002</u>
street & number	<u>6 Houston St.</u>	telephone	<u>(540) 464-5315</u>
city or town	<u>Lexington</u> state <u>VA</u>	zip code	<u>24450</u>

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name	<u>Scott and Janice S. Rogers</u>		
street & number	<u>6510 Patterson Ave.</u>	telephone	<u>(804) 282-7842</u>
city or town	<u>Richmond</u> state <u>VA</u>	zip code	<u>23226</u>

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reduction Project (1024-0018), Washington, DC 20503.

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National Register of Historic Places
Continuation Sheet

Section number 7 Page 1

Bare House and Mill
Augusta Co., Va.

NARRATIVE DESCRIPTION

Summary

The Bare House and Mill stand on the banks of the South River, a branch of the Shenandoah River, near the town of Stuarts Draft in southeast Augusta County, Virginia. The house is a ca. 1857 two-story brick dwelling that shows Greek Revival and Italianate design influences. It measures approximately forty-five feet by thirty-five feet in plan and has a metal-sheathed hip roof. The three-bay front (east) and rear facades have one-story entry porches and were originally almost identical in appearance, but in the mid-twentieth century the west porch was glassed in. The two-room-deep center-passage-plan interior features plaster wall and ceiling finishes, original pine floors, Greek Revival mantels, and fixed and operable louvered wood doors that divide the passage into an east entry end and a west stair hall. The Bare Mill ruin consists of coursed limestone walls and measures approximately forty-five feet square. Arched openings and other missing features suggest the mill was powered by an undershot wheel contained within the walls of the building. The mill is traditionally dated to 1795; a dated inscription indicates the building was standing in 1825. Associated with the mill is the dry bed of a mill head race and two stone piers that may have served as flume supports. Other resources include a brick wellhouse and meat house with an overhanging gable, a small frame barn, a frame privy, a cistern, and a pumphouse. The approximately fifteen-acre parcel on which the house and mill stand is mostly cleared crop and pasture land with a small woodlot in the northwest corner and scattered willows and sycamores along the narrow course of the river. The surroundings are agricultural.

Inventory

1. Bare House. Ca. 1857. Contributing building.
2. Bare Mill ruin. Ca. 1800. Contributing site.
3. Mill race and piers. Ca. 1800. Contributing site.
4. Wellhouse and meat house. Ca. 1860. Contributing building.
5. Barn. Ca. 1900; 1998. Contributing building.
6. Privy. 2nd quarter 20th c. Contributing building.
7. Cistern. 19th or early 20th c. Contributing structure.
8. Pumphouse. Early 1950s. Contributing structure.

House Exterior

The Bare House is constructed in six-course American bond with Flemish variant. The principal decorative feature, the Italianate-influenced cornice, has triangular wood brackets set against a parged frieze. Similar but smaller brackets ornament the cornices of the front and rear porches.

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**Bare House and Mill
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Description (continued)

The front porch has square-section wood columns with echinus and fillet moldings in the caps, a flush board ceiling, and a floor paved with soapstone slabs that were originally cut for use as laboratory sinks (some retain faucet holes). The back porch is similar in form and detail except that the columns have simple cove moldings in the caps and the spaces between the columns have fixed windows with weatherboarding below. The back porch, which is higher off the ground than the front porch, has a brick and cinder block foundation and concrete steps with concrete cheeks.

The windows are six-over-six with pegged frames, and they have louvered wood shutters of pegged construction on the front and vinyl shutters on the sides and back. One rear basement window has a four-light sash. The front entry has a Greek Revival surround with a four-light transom, four-light sidelights, and carved brackets at the tops of the door jambs. The front and similar back entries and the windows have surrounds with fillet moldings and blank corner blocks. Above the front and back entries in the second story are center windows with sidelights to match the entry sidelights below. A third entry at the west corner of the south side formerly connected to an ell and porch that burned down. Charring is still evident on the four-panel door in this opening. The front and back entries also have four-panel doors, the front door with an original or early iron and porcelain knocker mounted on its face. The hip roof rises to a narrow deck, and rising above the roof are the corbeled caps of interior brick chimneys.

House Interior

The interior has four-panel doors of pegged construction with porcelain knobs, door surrounds with blank corner blocks and peaked center moldings bordered by fillet moldings, and simple stepped baseboards with fillet cap moldings. The east half of the center passage ends at the pair of louvered doors, each with four louvered panels that match the arrangement of the solid four-panel doors. The west half of the passage contains the stair, which rises from near the back entry towards the center of the house. The stair has slender turned newels with knob-like finials, rectangular-section balusters, and vertical panels in the spandrel. At the ends of the treads, which have molded edges, are simple scroll brackets. Above, at the corner of the stair well, is a small pendant. The four-panel door to the basement stair (originally a closet) under the main stair has a surround with bordering fillets but no center peaked molding.

The southeast first-floor room has a higher level of detail than the other rooms, suggesting it originally served as the main parlor. The mantel features pairs of pilasters, slightly tapered and joined by cove molding caps and bases, that support a plain frieze with a cove bed molding and a shelf with a molded edge. The windows have paneled aprons. The mantels in the other three

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Bare House and Mill
Augusta Co., Va.

Description (continued)

downstairs rooms (and also in the four second-floor bedrooms) are standard in form with plain pilasters and friezes and beveled bed moldings and pilaster cap and base moldings. The northeast room has a built-in cabinet with glazed upper doors and solid panel lower doors of pegged construction, and decorative window aprons with fillet moldings. The room may have served as a dining room (although it is not convenient to the historic kitchen location) or a study. The northwest room, which has a press beside the chimney breast, was made into a kitchen in the 1950s with the addition of knotty pine wall and base cabinets and the stripping of the mantel and press (no evidence of decorative painting has been encountered in recent work on the house). The southwest room, which historically served as a kitchen and connected through the outside door to the former ell, has a modern closet and a French door that connects it to the southeast parlor. The ell may have contained a summer kitchen and the southwest room may have served as a winter kitchen.

The second floor is similar in plan and finish to the first. There are several minor variations such as the southeast room mantel, which has cove molding pilaster caps and bases, and a historic-period closet in the southwest room, which has door trim with concave surfaces (the other second-floor rooms have similar closets). There is a bench seat below the window at the east end of the passage. The west end has been partitioned off to form a bathroom. Straight-sawn floor joists are visible in the basement, which has a concrete floor.

Mill

The Bare Mill ruin consists of portions of the outside limestone rubble walls of the formerly two-story building. The east and west walls are most intact; the east wall retains its original two-story height for most of its length. The north and south walls have been reduced to approximately one story in height. The stones forming the corners are larger than adjoining stones. There appears to be a slight difference in stone color on the east elevation: the southern two-thirds appears more blue-gray in color and the northern one-third slightly more brownish. Near grade at the north end of the east elevation is an irregularly shaped stone pecked with an inscription that reads "AMA" above and "1825" below with the feet of the A, M, and A joined. Some stones show traces of red paint.

Most window and door openings are spanned by stone jack arches on the exterior and hewn or log lintels on the interior. Some deteriorated lintels were replaced with white oak lintels in recent years. Some openings retain mortise-and-tenon and pegged jambs. A wide opening at the south corner of the west elevation has a stone segmental arch above a wood lintel with rubble infill.

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**Bare House and Mill
Augusta Co., Va.**

Description (continued)

Opposite on the east elevation is a large jack-arched opening at grade; the two archways appear to have served as entry and exit points for water to power an interior undershot wheel (see architectural analysis). At the foot of the segmental archway is a small stone ledge that may have supported the end of a flume. On the east elevation just above the first-story window and door openings runs a double row of mortises. The southernmost mortises near the south corner are closely paired one above the other; the other mortises are irregularly spaced.

On the interior are angled segmental-arched fireplaces in the northeast corner, one to each (former) floor. The first-floor fireplace opening is larger; above it inset into the wall is a hewn lintel. A slight ledge indicates the floor level of the former second floor. Surviving on sections of the first-floor walls is a mud-like plaster with hair binder. The stair formerly rose near the fireplaces.

The mill's tail race has been obscured by road fill on the east side. The remains of the head race skirt the base of the terrace on which the house stands to the west of the mill. The head race appears to stop several dozen feet short of the mill, and between it and the mill are two large limestone rubble piers. The piers are rectangular in section and their faces are parallel but they are offset. They may once have supported a wood flume that would have angled off the end of the head race toward the mill. The head race extends nearly 2,000 feet west of the mill with the majority of it located outside the nomination boundaries.

Outbuildings and Landscape Features

The wellhouse and meat house is a one-story building of random American-bond construction with traces of whitewash and considerable concrete patching. The front overhang of the asphalt-shingled gable roof shelters a hand-dug well with a Myers piston well pump. The overhang area was originally open; in the late 1970s a board-and-batten enclosure was added, and there are presently plans to remove the enclosure. Other features include board-and-batten gables, a partial limestone foundation, a beaded batten door, a door jamb attached with cut nails, and salt damage to the floor joists indicative of the former salt-curing of meat.

The barn, which measures twenty by thirty-two feet overall, has a core section that may originally have served as a granary. It is a one-story frame building with modern board-and-batten siding. The building has side sheds: the one on the north side is a modern addition and is open; that on the south side is enclosed and has six-light windows. The metal-sheathed front-gable roof has a pelican weathervane. Other features include a concrete foundation and floor

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**Bare House and Mill
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Description (continued)

poured in 1998, sliding X-brace doors, and exposed circular-sawn framing members and rafters joined with wire nails. The barn appears to have been standing in 1909. (The location of a larger historic stock and hay barn, if one existed, is unknown.)

The privy is a small frame building with vertical-board walls, an asphalt-shingled shed roof, and a concrete foundation. The whitewashed interior contains a single seat and a boxed duct that rises up the back and across the ceiling to vent above the door. A cistern with a concrete and brick cap adjoins the house at the northwest corner, and a low cinder block pumphouse stands a short distance off. In the front and back yards are three millstones that came out of the Bare Mill. The driveway to the house, which curves in an arc off of Wilda Road (SR 652), marks the former course of the main road, which was straightened about 1957.

Integrity Statement

Overall the Bare House and Mill nominated parcel possesses good architectural integrity. The house has few exterior and interior modifications from the period of significance and in fact has essentially the same appearance it had when constructed, with the exception of the mid-twentieth-century back porch enclosure. The house retains several of its historic-period farm and domestic outbuildings and structures, although a tenant house that stood behind (west of) the main house was taken down in the 1980s. The mill is a ruin and has lost integrity as a result; however, enough historic fabric survives to indicate an architecturally significant wheel arrangement, and stabilization work undertaken in recent years has arrested further deterioration and corrected structural deficiencies. The property retains its historically agricultural setting with views of neighboring historic farms, the course of the South River, and the forested heights of the Blue Ridge.

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**Bare House and Mill
Augusta Co., Va.**

NARRATIVE STATEMENT OF SIGNIFICANCE

Summary

The Bare House and Mill stand on the headwaters of the South River in Augusta County, Virginia. Jacob Bare built a two-story stone mill at the location possibly as early as 1795, definitely by 1825. Architectural evidence indicates the ruinous mill featured an unusual interior undershot wheel. In the antebellum period the property passed to Jacob's son John Bare, who built a two-story brick house with Greek Revival and Italianate features about 1857. The house features a simplified bracketed cornice and a center passage divided by double louvered doors, one operable and the other fixed. Also on the property are a brick wellhouse and meat house, a mill head race and possible flume supports, and a small barn. In the twentieth century the property was owned by the Brown and Breuer families.

Applicable Criteria

The Bare House and Mill nominated parcel meets Criterion C and is eligible in the architecture area of significance for the house, a vernacular hybridization of the Greek Revival and Italianate styles with a number of unusual characteristics, and the mill ruin, which preserves evidence of an unusual interior undershot wheel, a feature that may relate to specialized aspects of the mill's operation and to site constraints. The period of significance extends from ca. 1800, approximately the traditional date of establishment or construction of the mill, until 1952, embracing over a century and a half of architectural development. The Bare House and Mill nominated parcel is eligible at the local level of significance. Information in support of eligibility appears throughout the historic context.

Acknowledgments

A number of individuals and organizations assisted in the preparation of this report. Foremost among these were the owners of the property and the nomination's sponsors, Janice and Scott Rogers, who conducted much of the research on which the nomination is based. Others who provided assistance included Mayo Brown, whose family formerly owned the property; Shenandoah Valley mill historians Sam Saufley and Earl J. Downs; Society for the Preservation of Old Mills (SPOOM) members Esther Middlewood and Don Wood; the staffs of the Augusta County Public Library and the Staunton Public Library; and David Edwards, June Ellis, Quatro Hubbard, and Marc Wagner of the Virginia Department of Historic Resources.

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Bare House and Mill
Augusta Co., Va.

Statement of Significance (continued)

Historic Context

In August 1791 James, Alexander, and Elizabeth Wright sold 260 acres on the South River to Jacob Bare (ca. 1762-ca. 1831) for 450 pounds Virginia money. The tract was located in Beverly Manor and previously belonged to Joseph Mills, John Holmes, and James and Alexander's father William Wright. According to a 1912 plat, Bare erected the present stone mill on the property in 1795. A stone on the mill's east elevation is inscribed with the initials AMA and the date 1825, suggesting the building stood in that year. (The inscription may have been carved by a millstone sharpener to identify and date his service to the millowner; millstone sharpeners are known to have inscribed their initials and dates on other mills in the area.) County tax records for the period 1820 to 1831 show no change in the value of buildings on the parcel, further indication that the 1825 date is not a construction date, and the \$4,000 value of buildings on Jacob Bare's then 266-acre core parcel suggests a mill was already present. In addition, research by present owner Janice Rogers documents the purchase of a mill saw by members of the Bare family at an estate sale on a neighboring farm in 1808. The purchase suggests the outfitting of a sawmill in conjunction with the Bare grist mill. It is also possible that the Bare Mill incorporated or operated in conjunction with a distillery, since Jacob Miller was listed as a stiller in county records in 1823.¹

Jacob Bare had amassed over 1,800 acres in the South River drainage by the mid-1820s when tax records indicate he moved to Indiana (another source states the move occurred about 1819). This was about the time his wife Barbara died. Like most of his neighbors in Augusta County,

¹ Janice and Scott Rogers personal communication; Rogers and Rogers, "J. M. Bare House and Mill;" Augusta County tax records, Deed Book 1-A, p. 35, and Deed Book 177, p. 421. The 1832 tax records for the Bare family core parcel include the marginal note "New buildings" and a paradoxical drop in the value of buildings to \$3,200. An equally inexplicable rebound to \$4,158 occurred in 1835. (Stylistically the 1830s are too early for the construction of the present house on the property.) It is conceivable the mill was rebuilt about 1832 and the 1825 stone reused from an earlier mill building. "AMA" has not been identified, although Armentrout was a common local surname and several Armentrout males of the period had first names beginning with A. Jacob Bare later established a mill in Indiana. Early on, Jacob Bare paid taxes on 266 acres rather than the 260 acres he purchased in 1791.

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**Bare House and Mill
Augusta Co., Va.**

Section number 8 Page 8

Statement of Significance (continued)

Jacob Bare probably practiced mixed farming, and one family researcher has described Jacob Bare's property as a horse farm. In December 1831 Bare family members in Indiana deeded the core parcel to Jacob's son John Bare (1791-1870), although tax records suggest the transfer actually occurred in the late 1820s. John Bare married Rebecca (or Rebeckah) Scott (ca. 1800-52) in 1825 and the couple raised six children to maturity. John may have continued the operation of the mill, but by 1850, according to the federal census of that year, the mill appears to have ceased operations. John Bare listed his occupation as farmer, and the industrial schedules of 1850, 1860 and 1870 do not list him or his mill.²

In 1854 or 1855, as suggested by county tax records, John Bare's house burned. The value of buildings on the property decreased from \$2,500 in 1854 to \$500 in 1855 and 1856. The figure jumped to \$3,500 in 1857, indicating the construction of the present house. The mill was not affected by the fire, or at least its walls were not destroyed. The fact that a large stone mill building was valued at the relatively low figure of \$500 or less in the mid-1850s may indicate that it no longer functioned as or was equipped as a mill.

Two of John and Rebecca Bare's sons died as a result of the Civil War. Cicero (1835-64) served the Confederate Army in Lee's Rifles and died of a shoulder wound in a hospital at Gordonsville in May 1864. According to family researcher Mary Todd, Artedore (1839-63), the youngest son, did not die from the fighting but in a nevertheless tragic manner. He was "coming home on leave in March of 1863. When he reached the South River near Waynesboro the water was very high. In his hurry to get home he tried to cross the flooded river on horseback and was swept downstream to his death." John Bare, widowed in 1852 and having lost two sons and two daughters (in 1851 and 1853), died of a kidney ailment in April 1870. His estate was divided among his heirs. His surviving son Jacob Meredith Bare (1832-1905) received 523 acres and water rights through his sister Ell Mary Burwell's lands "for the use and benefit of mills [and the] right to open and repair mill race and dam." A plat accompanying the 1870 deed depicts (in highly stylized form) a building and a separate waterwheel symbol in the location of the mill. Whether this was an indication of two separate mill-related structures or one is unknown, although the reference to mills plural hints at two structures, perhaps the gristmill and a sawmill. The 1867 Hotchkiss map of Augusta County identifies the Bare Mill and nearby, but not

² Augusta County tax records and Deed Book 53, p. 377; Todd, "John Bare." It is conceivable the mill remained in operation for the period 1850 to 1870 but that its product did not exceed \$500 per annum, the threshold for inclusion in the industrial censuses.

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Bare House and Mill
Augusta Co., Va.

Statement of Significance (continued)

necessarily on Bare land, a "saw mill & factory."³

A Jedediah Hotchkiss map published in 1885 identifies "J. M. Bare & Mill" at the location. There is no indication in late nineteenth century business directories that Jacob M. Bare operated the mill. A flood in September 1870 is known to have damaged mills and mill dams throughout the county and may have something to do with the final shutting down of the Bare Mill, if indeed it was still operational or had been returned to operation at the time. In 1909 a son of Meredith and his wife Mary F. (Hawpe) Bare (1832-1908), Lynn H. Bare (1872-1952), with others transferred the property to Eva Kite. At the time a fifteen-acre apple orchard extended between the house and Indian Ridge Road (SR 657). George B. Brown acquired the property in 1922. The Brown family lived on the property approximately five years, then used the house as a summer home. The mill was used as a horse and mule barn. During the Brown ownership the property was cared for by Willie Jackson and his extended family, the Woodsons. The African American Woodson family lived in a small house directly behind (west of) the main house which was taken down in the 1980s. In 1951 the Browns sold a 102-acre parcel including the house and mill to William Breuer (d. 1964) and his wife Kathleen S. Breuer (1909-98). William Breuer, who was a supervisor at the DuPont plant in Waynesboro, and his family, including present owner Janice S. Rogers, moved to the property in the second half of 1950, before the 1951 sale and before the transfer from the Browns was finalized in 1959.⁴

The Breuers used the property as a retirement home and a small working farm for the raising of beef cattle and hay. They made minor alterations to the property in the 1950s including the construction of a cinder block pumphouse, modifications to the kitchen, the addition of electrical wiring and indoor plumbing, and the laying of a soapstone front walk and front porch floor (the latter done by Janice Rogers' husband Scott). The mill retained a roof and interior structure when the Breuers moved to the farm, although the mill workings had been removed. It remained in use as a hay barn, milking parlor, and cow loafing shed, and fires were built in the fireplaces

³ Todd, "John Bare;" Augusta County Deed Book 85, pp. 512-514; and Hotchkiss, "Augusta County." The mills plural in the deed may have been a conventional descriptor that did not necessarily indicate more than one mill or mill-related building.

⁴ Janice and Scott Rogers personal communication; Hotchkiss, *Historical Atlas of Augusta County*; Hamrick, "Mills and Milling in Augusta County," 6; and Augusta County Deed Book 209, p. 434, Deed Book 260, p. 143, Deed Book 445, p. 65.

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Bare House and Mill
Augusta Co., Va.

Statement of Significance (continued)

to keep the interior warm during cold weather work. In the 1960s a storm damaged the roof and deterioration began. The mill was in ruinous condition by the early 1980s, although in the 1990s Janice and Scott Rogers' son Robert Rogers began a stabilization program that included repair of the top courses of stonework and the insertion of replacement white oak lintels in window openings. Another project at the end of the twentieth century was the remodeling of the barn for use as a storage building. The Rogers family now uses the property as a second home.⁵

Architectural Analysis

Milling has a venerable history in Augusta County. As county mill historian Richard M. Hamrick Jr. points out, "Mills were frequently older than the parish church." The fact is due to necessity; corn meal and wheat flour were essential foodstuffs for traditional communities and cost-effective means of converting agricultural production into more easily transported and marketed products. At least seven mills were sanctioned by the county court in the 1740s, and the 1885 Hotchkiss map identifies eighty-one extant grain mills, including the Bare Mill. At least 154 mill sites have been documented for the county by Hamrick.⁶

A picture of Augusta County's early mills is provided by the policies of the Mutual Assurance Society, as analyzed by architectural historian Ann McCleary. At the end of the eighteenth century the company insured nine mills in the county, all of frame construction and most two stories in height on a stone foundation. Five of the mills were accompanied by sawmills, or "lumber houses." The Bare Mill was large in comparison to the mills in McCleary's MAS sample, and its square plan was atypical. In fact, the Bare Mill is more representative of early nineteenth-century Augusta County mills such as the Greenville vicinity Baylor Mill, a two-story stone mill measuring approximately forty by forty-seven feet in plan and possibly erected about 1814 or earlier. The Bare Mill's stone construction would also have been unusual for the late

⁵ Janice and Scott Rogers personal communication.

⁶ Hamrick, "Mills and Milling in Augusta County," 4-7; Hotchkiss, *Historical Atlas of Augusta County*. Nineteenth-century census data portray a statewide industry characterized by small-scale grist mills (as opposed to merchant mills) run by single millers without assistance from employees. In 1900 Virginia ranked third among the states in number of mills and second in number of mills doing custom or exchange milling (Hamrick; Peterson, "Flour and Grist Milling in Virginia," 106).

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Bare House and Mill
Augusta Co., Va.

Statement of Significance (continued)

eighteenth century. Stone construction exhibited superior strength and durability in many applications but generally not in mill construction. Vibrations generated by machinery could damage mortar, although the machinery could be sequestered from the structure of the mill itself by use of a separate supporting framework.⁷

The Bare Mill preserves evidence for an interior undershot wheel, an arrangement corroborated by descriptions of the mill's interior before its destruction. A wide arched opening at the base of the south end of the west wall faces the end of the head race and the two stone piers that may have supported a flume. The water apparently entered through this arch where it would have struck the bottom of the mill wheel (hence the term "undershot"). As late as the 1960s the first-floor floor did not pass across this arched opening; instead a rectangular depressed area--the wheel well--extended the breadth of the mill. The water would have flowed out through a second arched opening at the south end of the east wall that is considerably lower than the first opening.⁸

The undershot wheel was considered superior to the more common overshot wheel when the fall of water did not exceed six feet. According to Shenandoah Valley mill historian Sam Saufley, undershot wheels were more common early on in the region because the head race did not need to be as long, a savings in labor and expense. Saufley speculates the mill had a "wooden picket style" dam (presumably a frame or crib dam) and that the location of the dam would not have permitted a high enough impoundment to operate an overshot wheel. Interior wheel placement was encountered more often in areas with severe winters such as New England and Canada because the wheel could be prevented from freezing. Hard freezes are rare in the Shenandoah Valley today, but the region was colder in the late eighteenth and early nineteenth century (so too was the rest of the Northern Hemisphere before it emerged from the global cooling known as the Little Ice Age). Preventing the Bare Mill waterwheel from freezing may have had the

⁷ Scott Rogers, Earl J. Downs, and Don Woods personal communication; McCleary, "Study Unit / Historic Resources in Augusta County," 455-457; and Shulman, "Baylor's Mill steeped in history." No MAS policy for a Bare or Bear mill is known to exist. The eighteenth-century preponderance of wooden construction is also reflected in the construction of the eighteen mills of all periods recorded by McCleary as part of a county-wide survey, sixteen of which were frame.

⁸ Scott Rogers and Sam Saufley personal communication.

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Bare House and Mill
Augusta Co., Va.

Statement of Significance (continued)

advantage of facilitating the sawing of lumber during the winter months. By the Civil War era the Bare Mill's undershot wheel would have been outmoded. The interior mounting with the water entering at the bottom of the wheel through fixed openings in masonry walls would have been difficult to upgrade to an overshot configuration. Perhaps these factors contributed to the mill's closing after, if not well before, the Civil War.⁹

The double row of mortises on the east elevation is an enigmatic feature. Some early mills, including the Baylor Mill and the Folley Mill near Staunton, had second-story frame extensions supported on stone or timber piers that probably served for the loading of wagons from above. Perhaps the Bare Mill mortises served as attachment points for some sort of extension, although an extension like that of the Baylor and Folley mills seems unlikely because there are no second-story doorways that would have led into it. A cantilevered shed roof to shelter a loading area is a possibility; however, such a roof would not explain the need for a double row of mortises rather than one row.¹⁰

The Bare House also possesses a number of noteworthy features. The triangular brackets in the house and porch cornices are of interest because they evoke, in the simplest manner, the more ornate sawn cornice brackets characteristic of the Italianate Style. The otherwise purely Greek Revival character of the house suggests the conservatism of the anonymous builder, who was perhaps familiar with early Italianate architecture in nearby large towns such as Staunton but unwilling to part with the planar simplicity of the dominant Greek Revival mode. Architectural historians Virginia and Lee McAlester note examples of the Italianate Style as early as the late 1830s but identify the high point of the style's national popularity as the period 1855-60. This

⁹ Sam Saufley, Don Woods, and Esther Middlewood personal communication; "Hydraulics; Water wheels." Another early Augusta County mill that had an undershot wheel was the 1819 Eureka Mill (Hamrick, "Mills and Milling in Augusta County," 14). The cutting of cordwood and other forest-related work was typically scheduled for the winter when agricultural tasks were less pressing. The Bare property formerly extended southward onto higher ground that remains largely wooded and now includes National Forest land, suggesting the Bares had at their disposal large stands of timber.

¹⁰ Shulman, "Baylor's Mill steeped in history;" Gordon, *Staunton*, 69.

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Bare House and Mill
Augusta Co., Va.

Statement of Significance (continued)

is in keeping with the ca. 1857 date for the house suggested by tax records.¹¹

Also of interest are features of the divided center passage. The front of the house is the east elevation, facing the mill and road, but the stair rises in the back half of the hall, rather than springing from a point near the front entry as was typical. The arrangement suggests more intensive use of the east end of the hall than as a mere circulation path. The dividing partition itself is of interest for its two louvered wood doors. The louvers allowed air flow through the passage even when the doors were closed for privacy, an arrangement occasionally encountered in other mid-nineteenth-century Virginia houses such as Waverly (ca. 1858) in Franklin County. One door opens from the front half of the passage into the rear half. The other door is actually a fixed panel, nailed in place, on the other side of which is the top of the stair leading down to the basement. This basement stair was added under the first/second-floor stair; originally the space was a closet accessed by a panel door in the spandrel of the first/second-floor stair. The fixed louvered "door" therefore appears to have originally served to ventilate the closet. Perhaps the closet was once used for food storage and was ventilated for the same reason--food preservation--that pie safes and milkhouses were ventilated.¹²

¹¹ McAlester and McAlester, *Field Guide to American Houses*, 214.

¹² Pezzoni, "Waverly."

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**Bare House and Mill
Augusta Co., Va.**

Verbal Boundary Description

The nominated parcel is that portion of Augusta County tax map Section 83 parcel 10 located on the west side of Wilda Road (SR 652) as portrayed in Exhibit A.

Boundary Justification

The boundaries of the nominated parcel encompass the core area of the historic Bare property on which the principal historic resources associated with the property (the house, mill and other contributing resources) stand. The larger eastern portion of Section 83 parcel 10 was excluded because it does not preserve historic buildings associated with the property and in fact includes a large modern barn.

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Section number Photo Page 17

**Bare House and Mill
Augusta Co., Va.**

PHOTOGRAPHS

1. 1. Subject: Bare House and Mill (same for all photos)
2. Location: Augusta Co., Va. (same for all photos)
3. Photographer: J. Daniel Pezzoni (same for all photos)
4. Photo date: May 2002 (same for all photos)
5. Original negative (VDHR # 19898) archived at the Virginia Department of Historic Resources, Richmond (same for all photos)
6. Description of view: Bare House front (east) elevation. View looking west.
7. Photograph number appears at beginning of entry (same for all photos)
2. 6. Bare House west elevation with barn, well house, and privy.
View looking east.
3. 6. Bare House first-floor southeast room mantel.
4. 6. Bare House first-floor center passage (east end).
5. 6. Bare Mill. View looking southeast.
6. 6. Bare Mill. Inside face of east elevation.

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Bare House and Mill
—Augusta Co., Va.

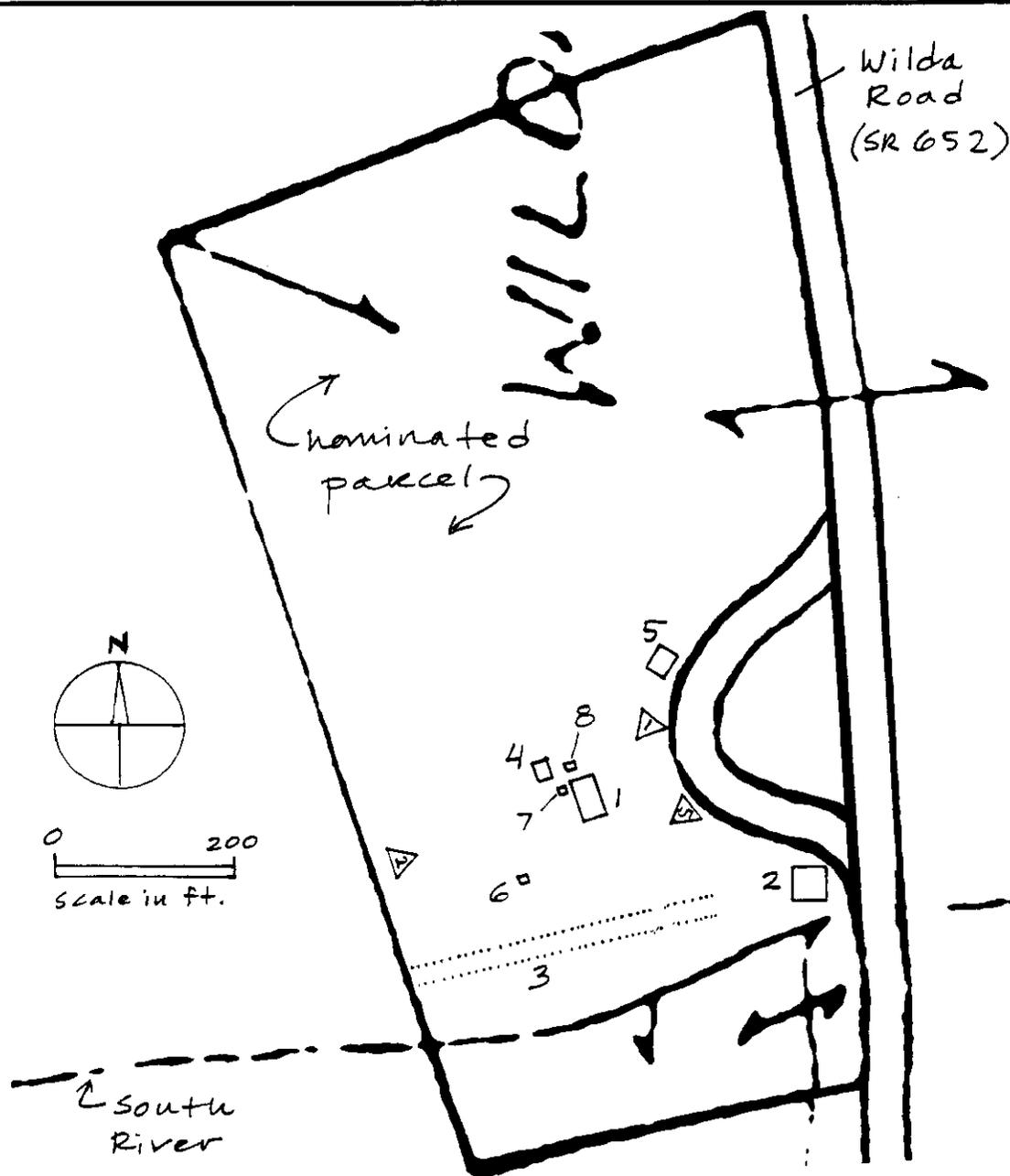
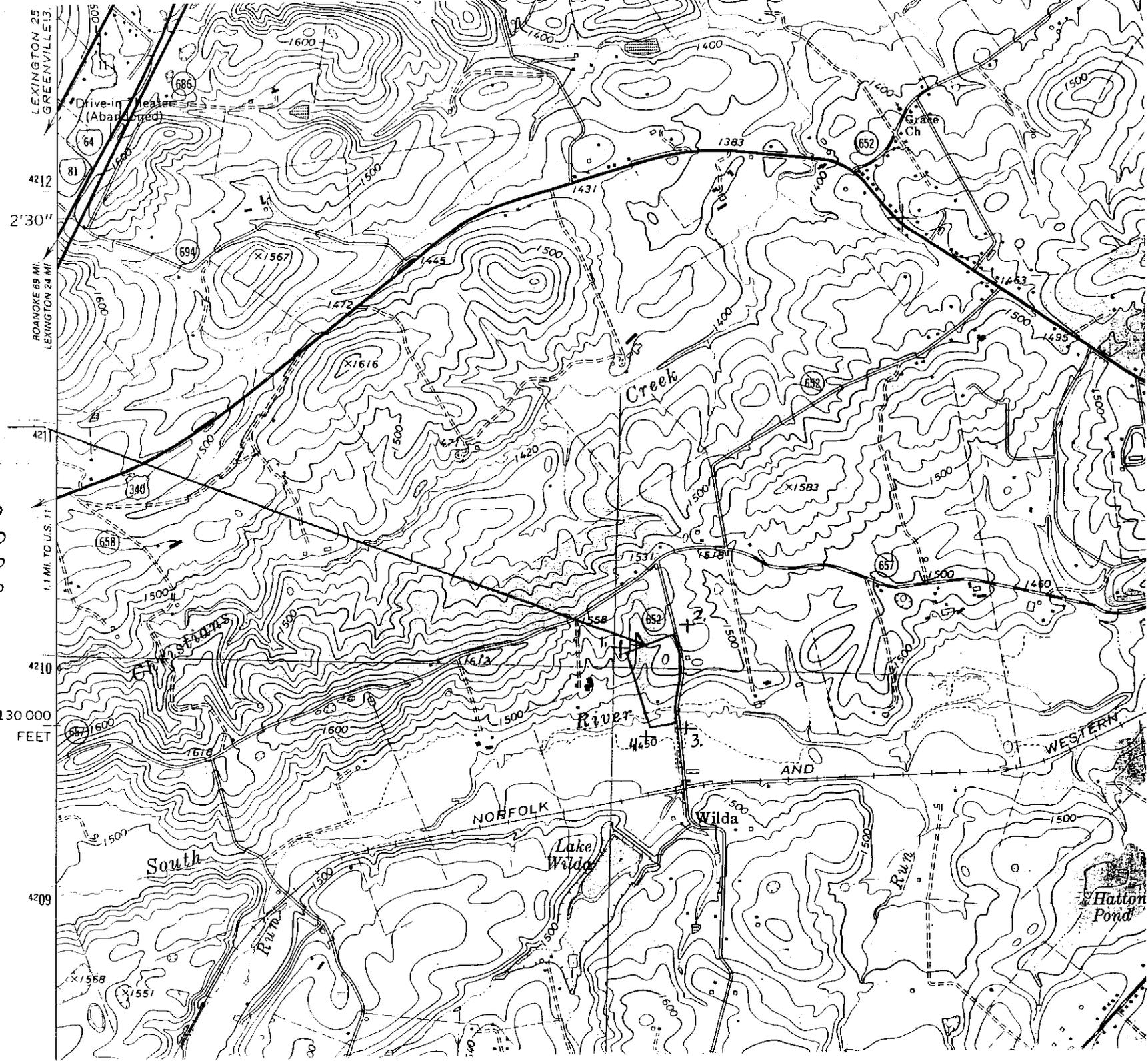


Exhibit A: Bare House and Mill nominated parcel. Scale: 1 inch equals approximately 200 feet. The location and size of resources are approximate. The number and direction of view of exterior photographs are indicated by triangular markers. Resource key: 1) Bare House; 2) Bare Mill ruin; 3) Mill race and piers; 4) Wellhouse and meat house; 5) Barn; 6) Privy; 7) Cistern; 8) Pumphouse.



LEXINGTON 25
GREENVILLE 13

4212

2'30"

ROANOKE 69 MI.
LEXINGTON 24 MI.

4211

1.1 MI. TO U.S. 11

4210

130 000
FEET

4209

Bare House & Mill
Augusta Co., Va.
UTM refs (Zone 17)

1. E667030	N4210090
2. E667320	N4210200
3. E667320	N4209740
4. E667140	N4209700